

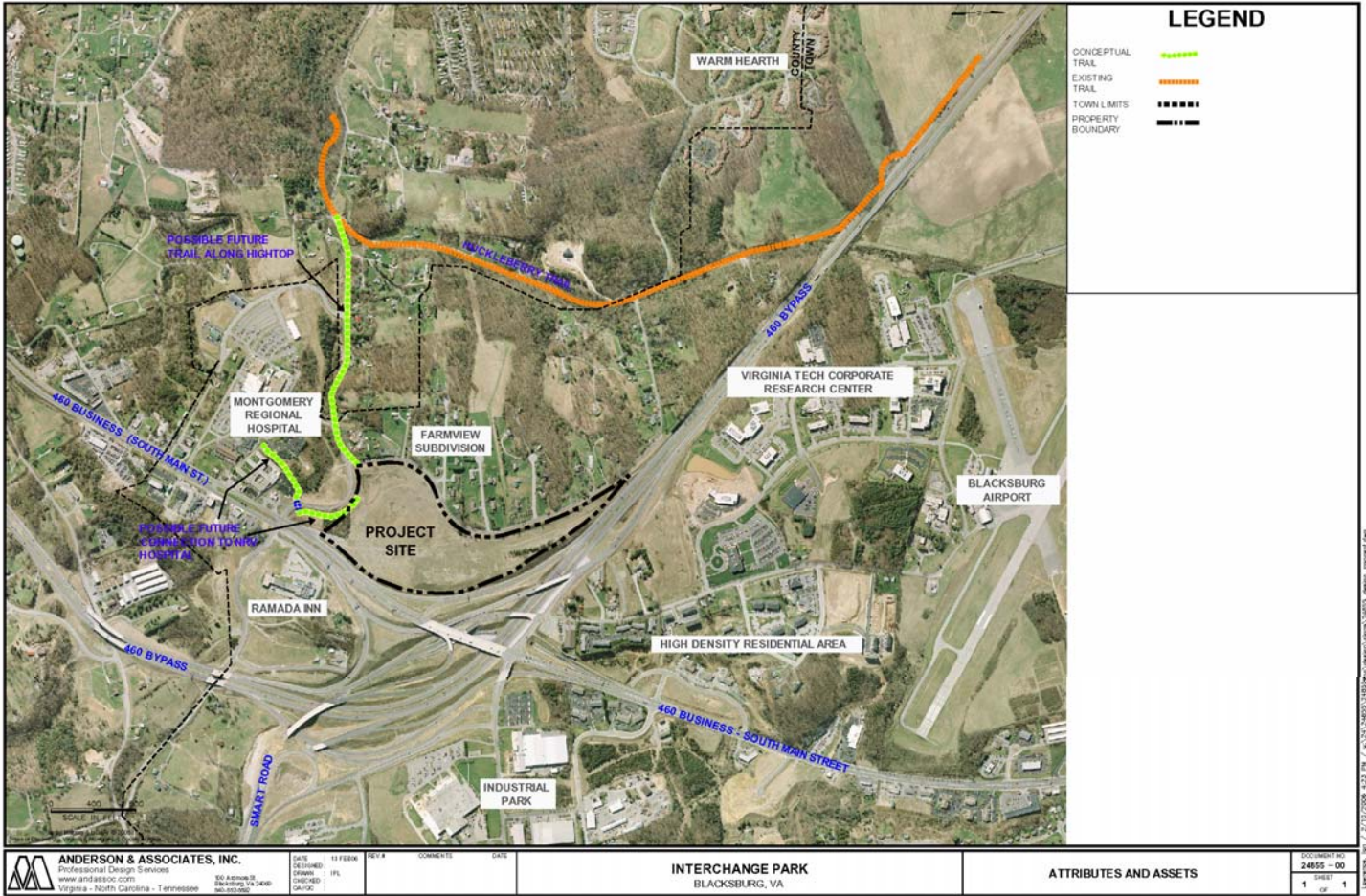


Public Input Meeting

February 13, 2006, 7:00-9:00 pm



Park Location





History of Property

- Early 1990's: Design of the 460 Bypass interchange identified the potential for significant surplus property at the then existing interchange area.
- 1996 Comprehensive Plan
 - “The approximately 36 acres vacated by the VDOT when the new interchange is built should be targeted for commercial use – probably a high-end hotel/restaurant/conference center in support of the Virginia Tech Corporate Research Center and other activities, or hospital related offices” (Vision, South End Sector)
- Late 1990's Blacksburg initiates conversations with VDOT for transfer of the surplus interchange property to the Town upon completion of construction.

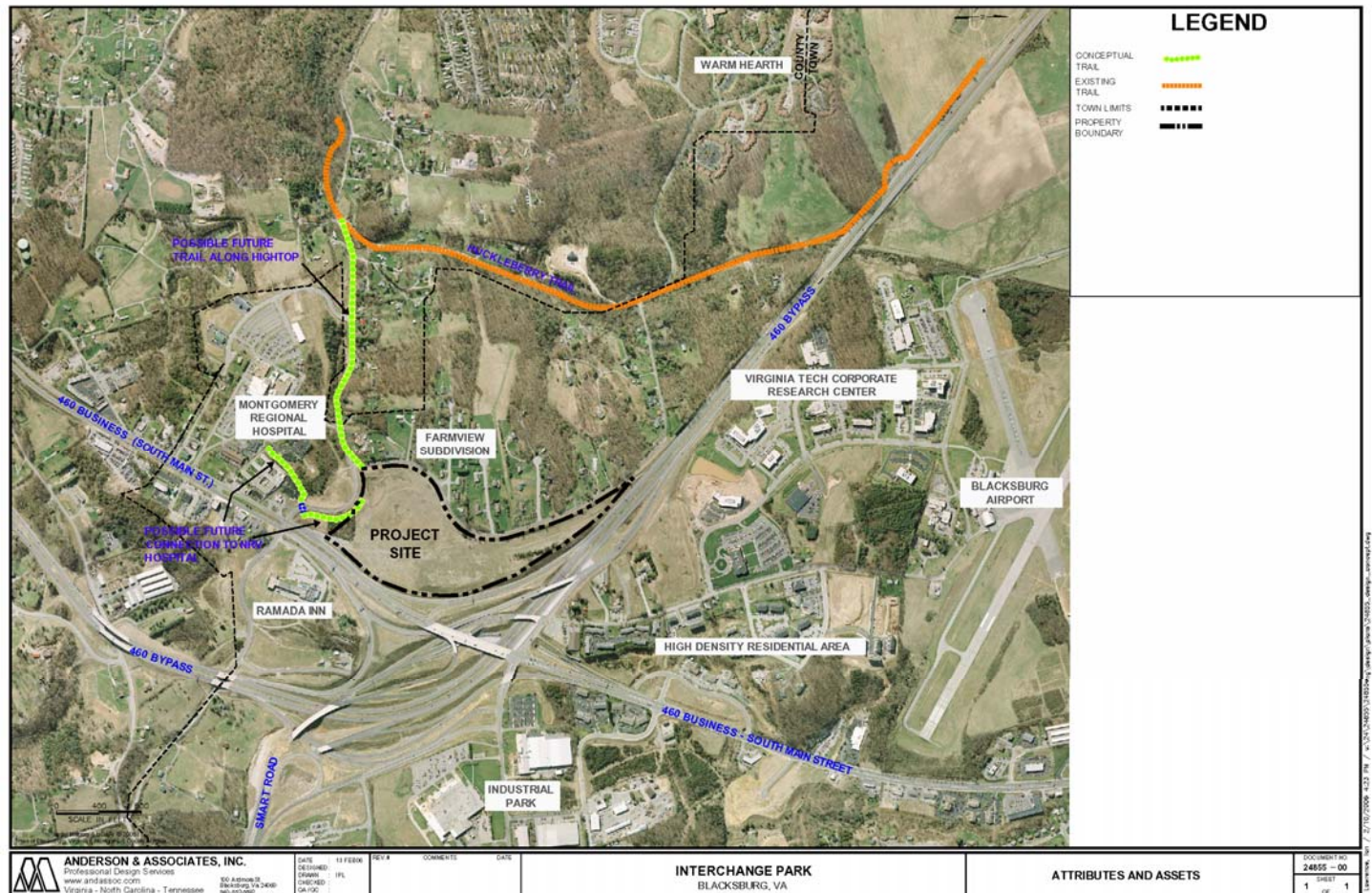


History

- 2001 Comprehensive Plan
 - “A portion of the 36 acres that the VDOT will vacate should be utilized as high-end commercial development for a hotel/conference center or professional office space that supports either the Virginia Tech Corporate Research Center or Montgomery Regional Hospital. The remainder of the site should be utilized as a park with connections to the Huckleberry Trail and CRC trail system. Development should be sensitive to height and placement of structures and use appropriate screening and buffering to reduce the visual impact on the surrounding area to provide an open, well-maintained appearance.” (Vision, South End Sector)
- 2002 Interchange Construction Completed
- Interchange site will be a borrow site for the Tom’s Creek interchange project



Attributes & Assets



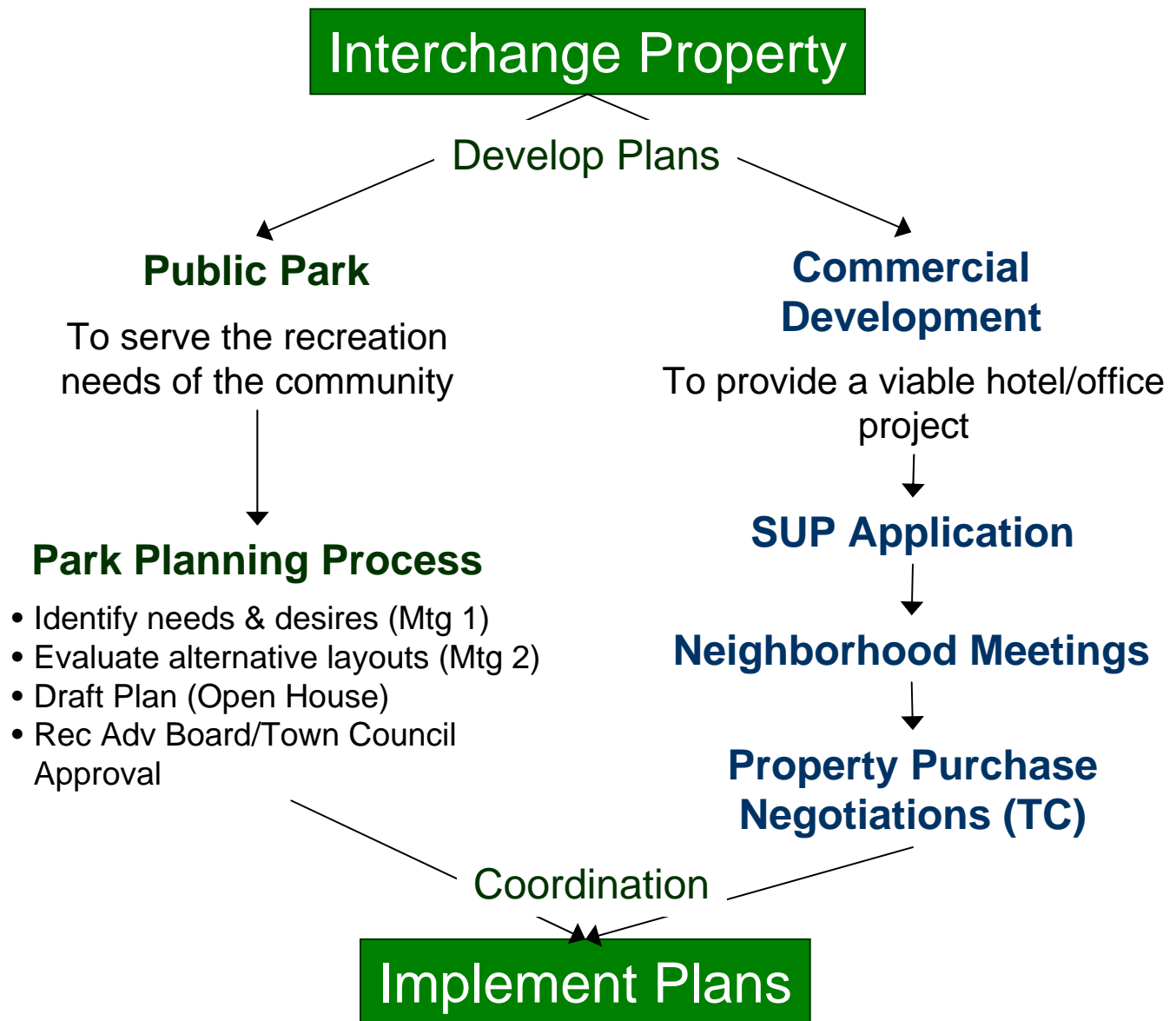


History

- The Blacksburg Partnership has been instrumental in negotiating the transfer of property from VDOT to Town. The portion of property which is used for a public park is transferred to the Town without payment. A deferred payment will be made to VDOT for the portion used for commercial purposes.
- The Partnership has sought interest from hotel developers to pursue the development of the planned commercial portion of the property. An appropriate commercial development proposal would ideally support some portion of the public park development.
- New South Partners is preparing a development proposal for the commercial segment of the property.



Planning Process





Schedule of Meetings

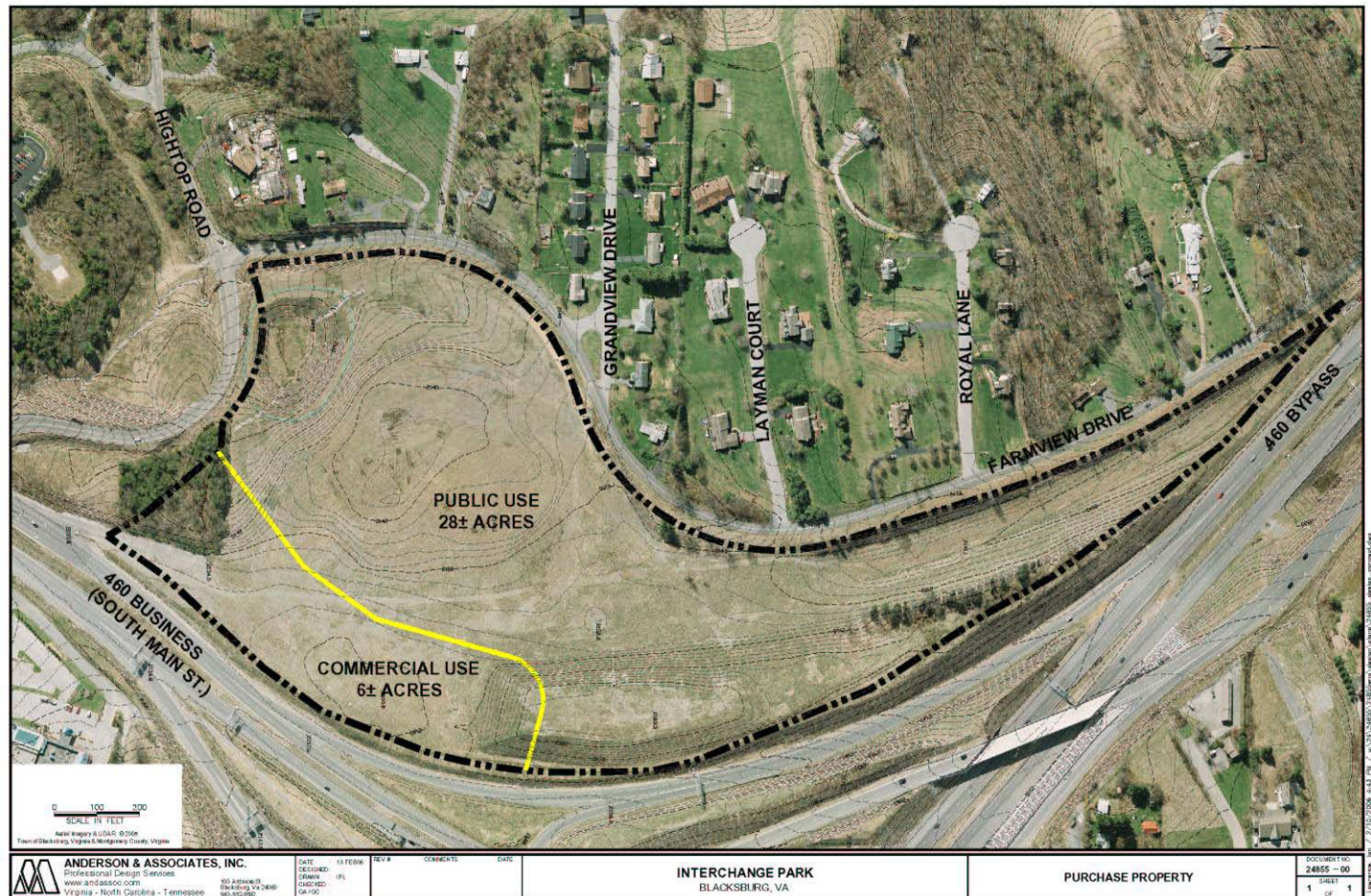
- February 13 – Public Meeting #1
- March 1 – Presentation to Recreation Advisory Board
- March 8 – Public Meeting #2
- April 5- Present Draft Park plan to Recreation Advisory Board.
- April 11-14 – Post Draft Master Plan at Open House.
- April 17 – Present Draft Master Plan to Town Council work session.



Park Facility Standards

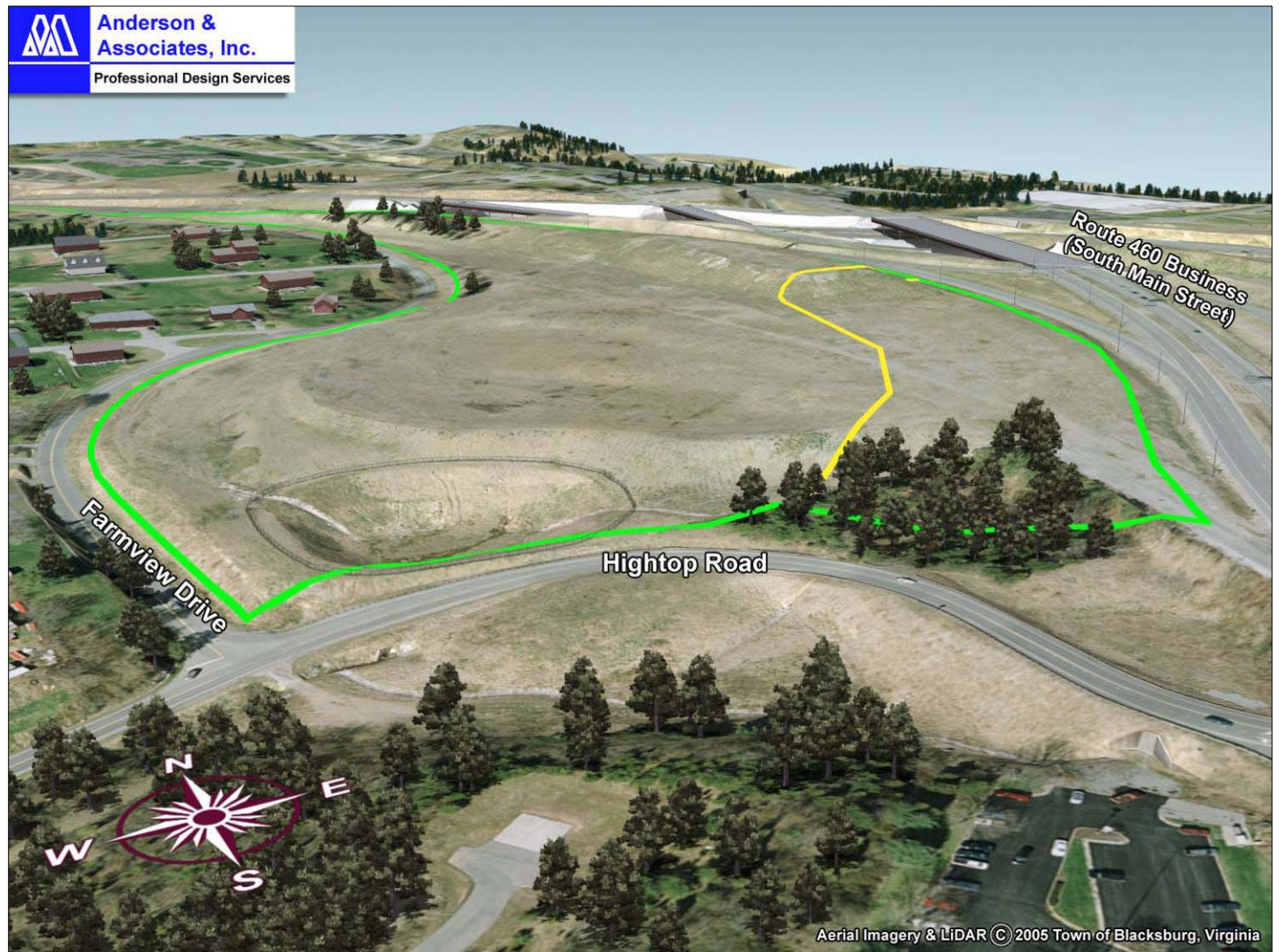
Park Facility Standards					
Facility Type	National NRPA	Virginia Outdoors Plan	Blacksburg Public Park Standards	Existing Public Facilities ***	Projected 2010 Facility Needs ** Est. Pop: 46,750
Playgrounds	NA	NA	1/1000	20	47
Tennis Courts	1/2000	1/2000	1/2000	7	23
Soccer Fields	1/10000	1/5000	1/2000	10	23
Baseball Fields	1/12000	1/6000	1/5000	4	9
Softball Fields	1/5000	1/3000	1/5000	4	9
Football Fields	1/10000	1/10000	1/10000	0	5
Volleyball Courts	1/5000	1/5000	1/5000	3	9
Community Center	NA	1/5k-1/80k	1/20000	1	2
Picnic Shelters	NA	10/1000*	1/2000	6	23
Swimming Pool	1/20000	1/10k-1/20k	1/20000	1	2
Trails (miles/1000)	1/region	NA	1/1000	13.5	47
Basketball Courts	1/5000	1/5000	1/5000	5	9
* Virginia standard is for individual picnic tables per thousand people					
** Expressed as an overall total ; not in addition to prior years					
*** Private recreational facilities are not shown in this table					

Purchase Property





Aerial View 1



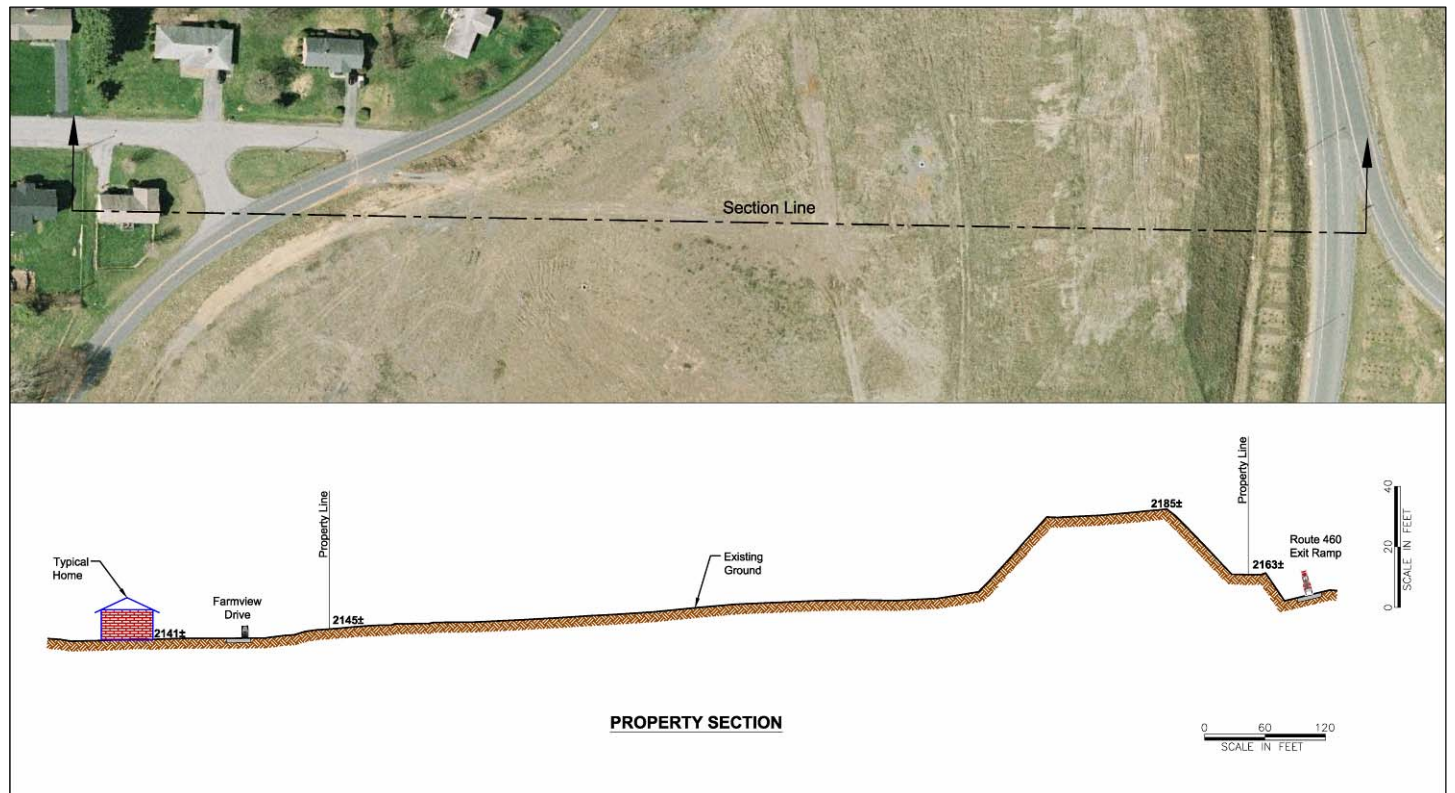


Aerial View 2





Cross Section



Cross Section Photo



Site Photos



Site Photos

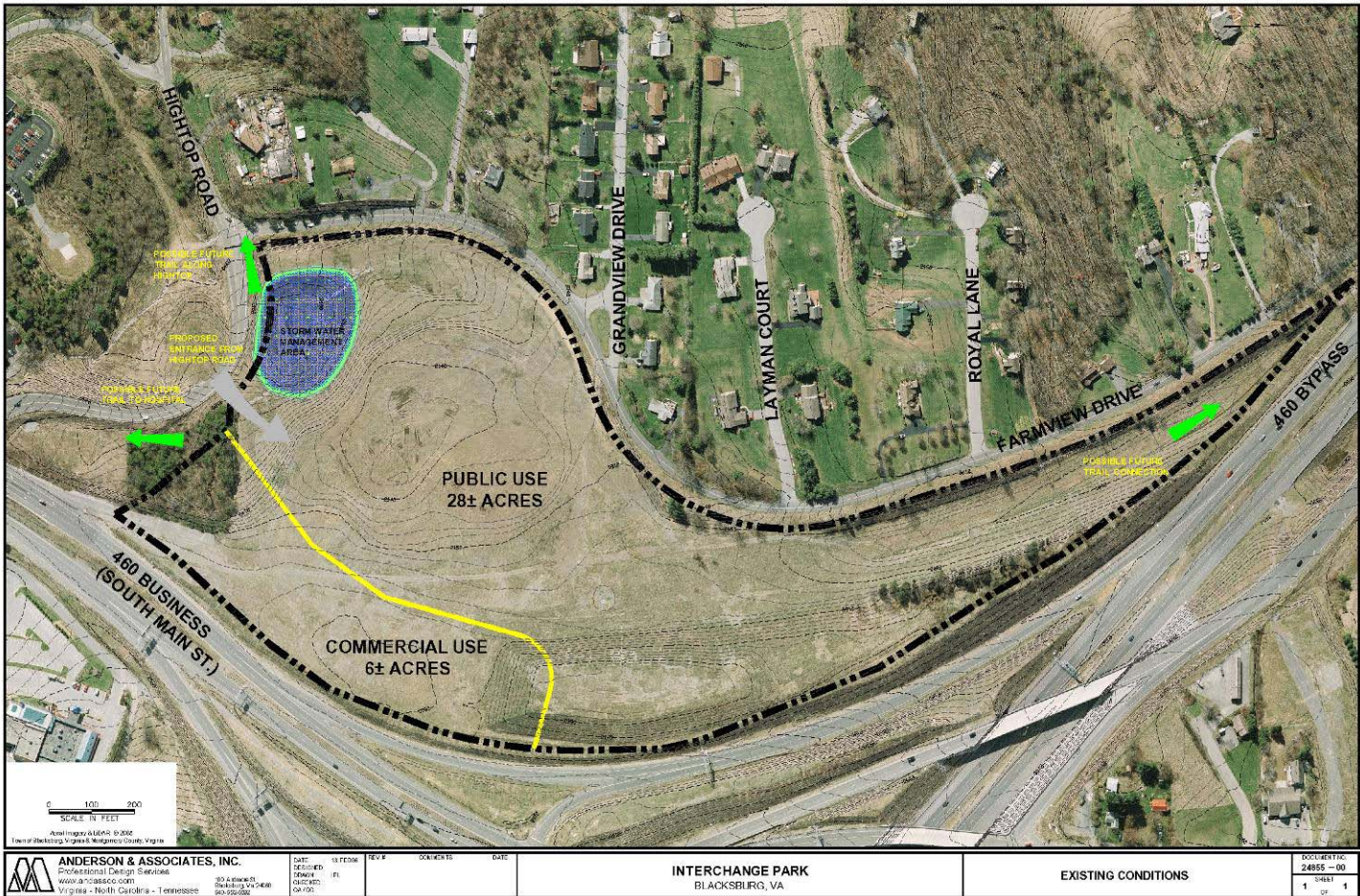


Site Photos



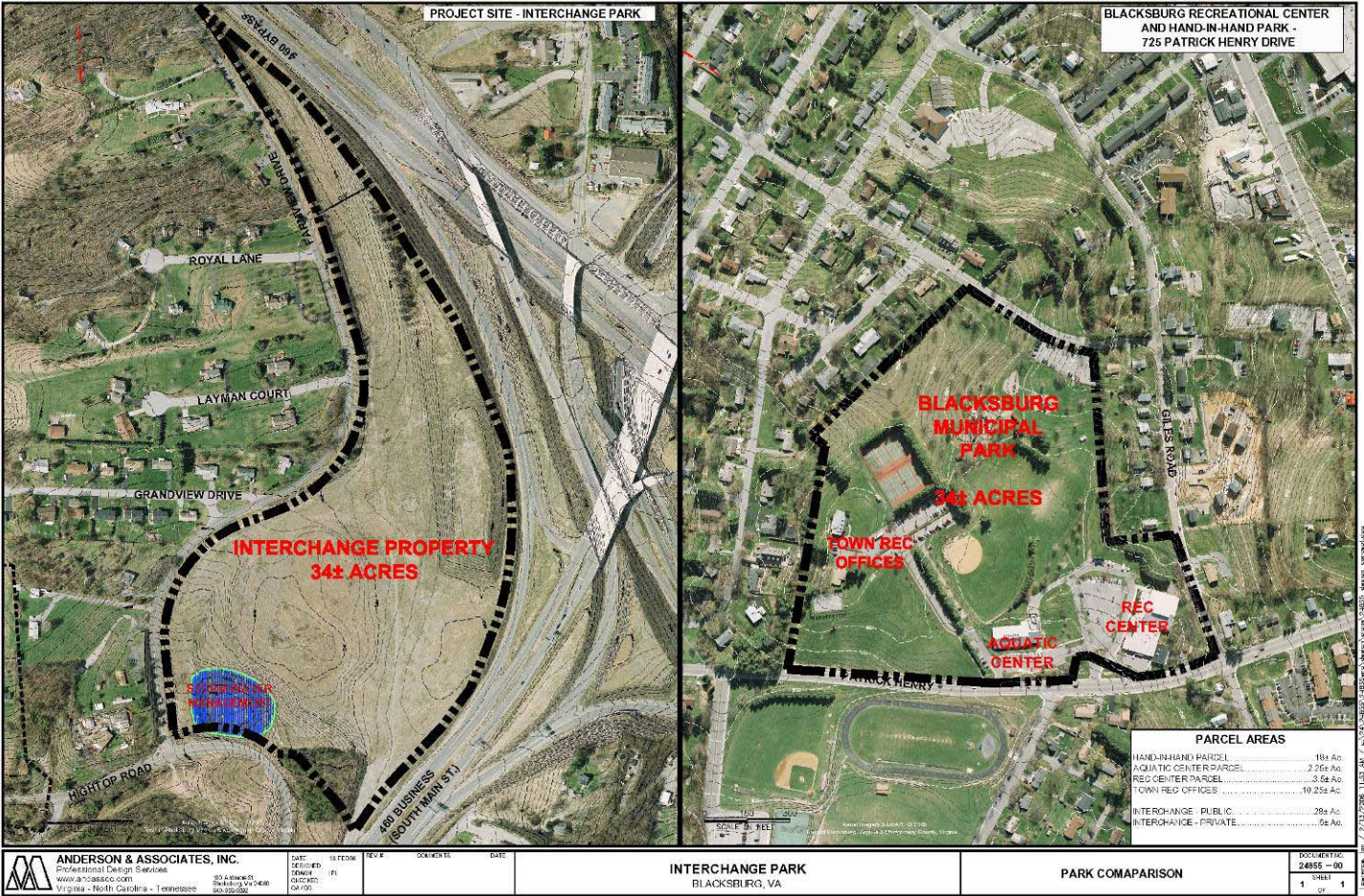


Existing Conditions





Park Comparison





Programming Activity

- “Paper Doll” activity for placement of amenities.
- 20-30 minutes to complete activity.
- Each group to report back.



Survey of Interests

- Due February 20, 2006.
- Please distribute to any interested residents.



Thank you for your time!